



Pound Road, Banstead, Surrey
Offers Over £550,000 - Freehold



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**WILLIAMS
HARLOW**











This delightful three bedroom semi-detached house offers a perfect blend of comfort and convenience. With three spacious reception rooms, this property is ideal for both family living and entertaining guests. The home features three well-proportioned bedrooms, providing ample space for relaxation and rest. The recently re-fitted shower room adds a modern touch, ensuring that daily routines are both stylish and functional.

One of the standout features of this property is the extension to the rear, which includes a versatile study. This space can easily serve as a home office, studio, or workspace, catering to the needs of today's lifestyle. The attractive front and rear gardens enhance the appeal of the home, offering a serene outdoor space for gardening or enjoying sunny afternoons.

Parking is a breeze with space for up to three vehicles, complemented by plentiful off-street parking options. The location is particularly advantageous, as it is within walking distance of Banstead Village High Street, where you can find a variety of shops, cafes, and amenities. Additionally, the property is situated close to excellent local schools, making it an ideal choice for families.

This post-war home combines practicality with charm, making it a wonderful opportunity for those seeking a comfortable residence in a desirable area. Don't miss the chance to make this lovely house your new home.

THE PROPERTY

A handsome semi-detached property which we believe to be dated from the 1950's, proudly confident in its surroundings. The property is ideally located for those who require an easy walk to Banstead Village but as the property is located on the southern extremities of Banstead Village there is easy access to open countryside. The property has been extended to the rear to provide a large family room plus a separate sitting room and a brick built studio to the rear garden. The property has three bedrooms and a stylishly re-fitted bathroom with shower. The flexibility and practicality of the layout offers an extra dimension to busy lifestyles, elderly parents, teenage children or staying guests.

OUTDOOR SPACE

The property has a well landscaped rear garden with a patio, an area of lawn, ornamental garden pond and also covered seating area ideal for relaxing in the evenings. There is off street parking for up to three vehicles to the side.

LOCAL AREA

The property is within walking distance of Banstead Village which offers an array of local shops, restaurants, cafes and all local amenities. There are excellent connections to the A217 road network which connects to the M25, M23 and A3, as well excellent local schools both at primary and secondary level. The area is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought with miles of open countryside.

VENDOR THOUGHTS

We purchased the property in 1993 and always knew we wanted to buy this house from the moment we saw it. That was many years ago and we have significantly improved and adapted the accommodation to suit our busy lifestyles. We hope the new owners will enjoy the property as much as us.

WHY YOU SHOULD VIEW

We are incredibly honoured to represent this house as it encompasses everything good about Banstead Village. Our feeling is the next owner will settle quickly and enjoy many years here. The whole family would be well served by good schools, local transport, shops, restaurants and an all round sense of security. Lastly the studio can be adapted very easily for those who work from home.

LOCAL SCHOOLS

Banstead Preparatory School – Aged 2-11
St Annes Catholic Primary School – Ages 4-11
Banstead Infant School – Ages 4-7
Banstead Community Junior School – Ages 7-11
The Beacon School Secondary School – Ages 11-16
Aberdour School – Ages 2-11

LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

LOCAL TRAINS

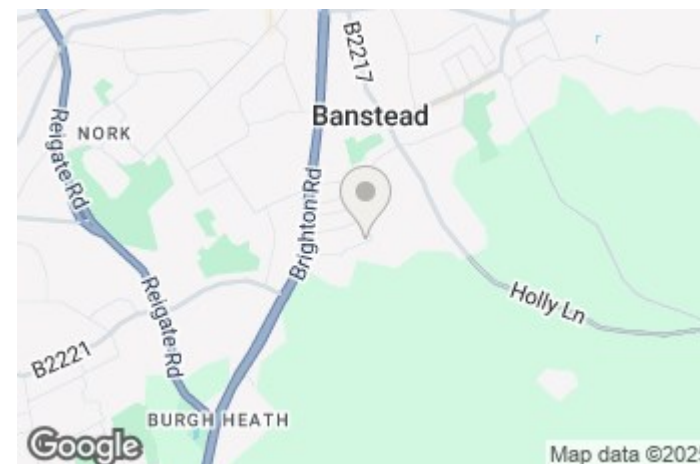
Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Tattenham Corner Station – London Bridge, 1 hour 9 min

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

COUNCIL TAX

Reigate & Banstead BAND D £2,448.79 2025/26



Banstead Office

Call: 01737 370022

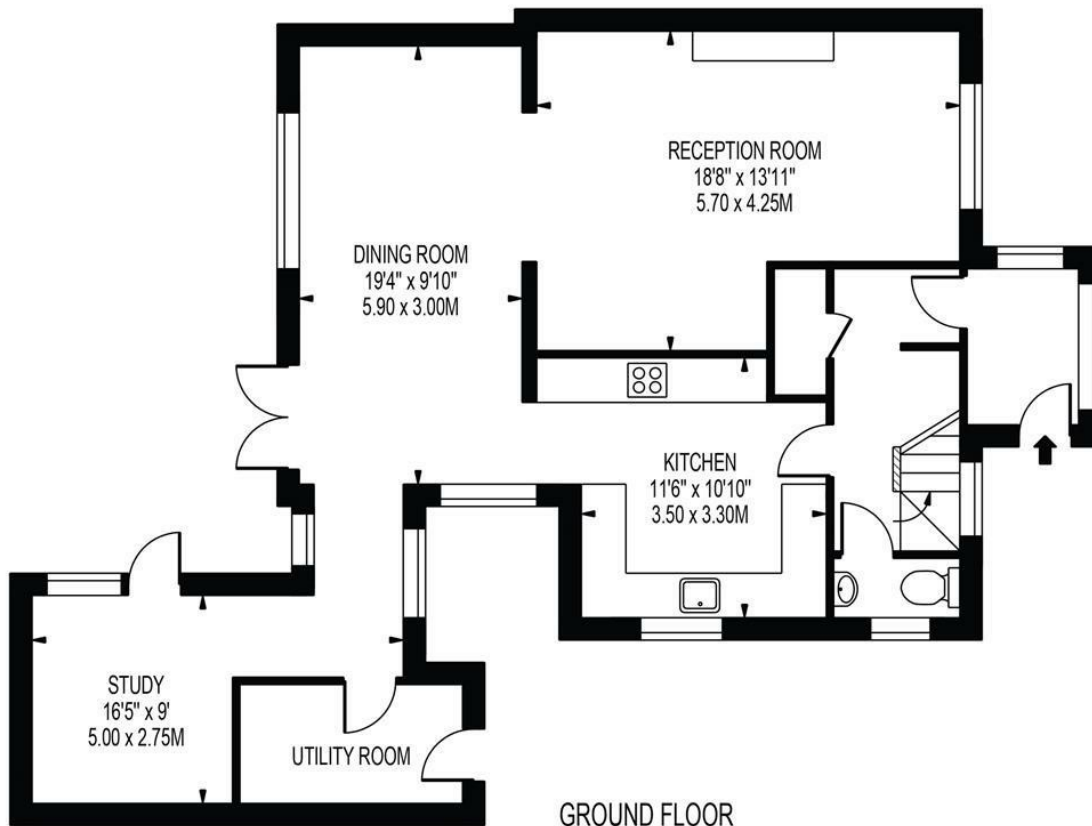
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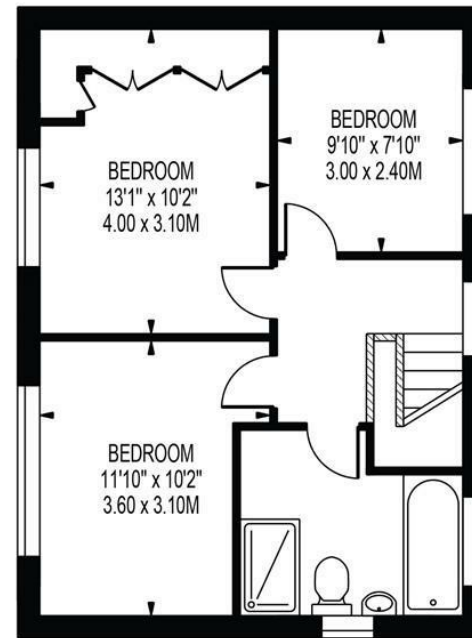
POUND ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1381 SQ FT - 128.30 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	76
EU Directive 2002/91/EC		

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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